



SURVEY DESCRIPTION:

Part of Lot 19-A of The Grove Phase III, Rogers, Benton County, Arkansas as shown on Plat Book 2015, Page 776, being more particularly described as follows:

Commencing at the southeast corner of said Lot 19-A; Thence N 87°26'13" W along the south line of said Lot 19-A, a distance of 149.85 feet to THE POINT OF BEGINNING; Thence continuing N 87°26'13" W, along the south line of said lot 19-A a distance of 875.05 feet; Thence N 02°33'47" E a distance of 148.91 feet; Thence S 87°26'13" E a distance of 875.05 feet; Thence S 02°33'47" W a distance of 148.91 feet to the Point of Beginning, containing 2.99 acres more or less.

ROGERS PLANNING COMMISSION APPROVAL

Approved and recommended for acceptance by the City Planning Commission of Rogers, Arkansas,

this _____ day of _____, 2016.

Chairman

ROGERS CITY COUNCIL ACCEPTANCE:

This plat is hereby accepted this _____ day of _____, 2016 by the Rogers City Council.

Mayor

City Clerk

CERTIFICATE OF DEDICATION:

We, the undersigned owners of the real estate shown and described hereon, do hereby establish and dedicate the easements shown upon this plat. Said easements shall be for the benefit of the City of Rogers and all franchise utility companies, including cable television companies and said easements shall be for the purpose of constructing, maintaining, repairing, and replacing utility lines, cable television lines, and drainage structures. The City of Rogers, all franchise utility companies, and all cable television companies shall have the right of ingress and egress to said easements and the right to prohibit the erection of buildings, structures, or fences within said easements.

OWNER

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this _____ day of _____, 2016

Notary Public

My commission expires: _____

NOTES:

1. THERE IS TO BE A 3' CLEAR SPACE AROUND ALL FIRE HYDRANTS.
2. FINISH FLOOR ELEVATIONS are to be a minimum of one (1) foot above the curb elevation fronting the lot being built on and two (2) feet above the 100 year water surface elevation for lots adjacent to a detention pond.
3. COMMON AREAS are for the use and enjoyment of the residences of The Groves.
4. SIDEWALKS will be constructed by the home builder of each lot per the City of Rogers Code, Sections 37 and 51. Sidewalks for Phase 1 (lots 1-16) fronting W. Broadway Place are to be built at time of house construction by the home builder. Sidewalks for those same lots along Whitney Lane, 17th Street, and 18th Street will be built by the developer during phase 2 construction of those roads.
5. Handicapped Ramps to be constructed per City of Rogers specification and details.
6. STREETS are to remain PRIVATE and maintenance will be the responsibility of the Property Owners Association.
7. Whitney Lane, 17th Street, and 18th Street are to be constructed in Phase 2.
8. A 12' access and utility easement is indicated on certain lots to allow for shared driveways and public utilities.
9. Remainder of Lot 19-A of the Grove Ph III (Plat Bk 2015, Pg 776) to be subdivided in the future. "The Groves Neighborhood Phase 2" future lots 17-41 shown here for information and reference only and are subject to change.
10. Bearings are grid based - Arkansas State Plane, North Zone, NAD83, (NSRS2007) per GPS Observation.
11. Front property corners monumented by a PK Nail set in the asphalt. Rear property corners monumented by a 5/8" rebar with plastic cap markes PLS 1441.
12. The existing 35' access easement along W. Broadway Place and within this phase is reduced to 25' per this plat. The original 35' utility easement remains in place.
13. Fencing shall not be allowed within drainage easements.
14. Lots shall not access S. Dixieland Rd. or S. Concord Dr.



VICINITY

Not to Scale
(Image source: City of Rogers' GIS)

* VARIANCE APPROVED ON 7/5/2016 FOR 2.5' REDUCTION

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP # 05007C0270 K, DATED JUNE 5, 2012.

CERTIFICATE OF SURVEY ACCURACY:

I hereby certify that this plat and the survey on which it was based were completed under my supervision and the property monuments were found or set as shown, to the best of my knowledge and belief.

Allen J. Young
Arkansas Registered Professional
Land Surveyor No. 1441

DATE:



DEVELOPMENT CONSULTANTS INC.
1 EAST CENTER STREET SUITE 290
FAYETTEVILLE, ARKANSAS 72701

FINAL PLAT

**THE GROVES NEIGHBORHOOD
PHASE I
ROGERS, ARKANSAS**



134 West Emma Avenue
Springdale, Arkansas 72764

(479) 756-1266
Fax: (479) 756-2129
www.eda-pa.com

DESCRIPTION:

DRAWN BY: AWF CHECKED BY: AJY
DATE: 7/6/2016
SCALE: 1" = 60'
JOB NUMBER: 1860
FILE: 1860 Final Plat Ph 1.dwg

SHEET
1 OF 1